

January 25, 2021

**TOWN OF WRIGHTSTOWN
SANITARY DISTRICT NO 1
BROWN COUNTY
WISCONSIN**

Mr. Dan Teaters, Senior Planner
BROWN COUNTY PLANNING COMMISSION
305 E. Walnut Street, Room 320
P.O. Box 23600
Green Bay, WI 54305-3600

Office of the Secretary
Stephanie Owen
P O Box 85
Greenleaf, WI 54126
920-309-1483

RE: Wrightstown Sanitary District No. 1
Minor Sewer Service Area Amendment
Parcel W-302-1; 6723 Deuster Street

Dear Mr. Teaters:

On behalf of the Wrightstown Sanitary District No. 1, we are requesting a minor Sewer Service Area Amendment to the "2040 Brown County Sewage Plan". The Sewer Service Amendment request includes a parcel at 6723 Deuster Street, which is 4.738 acres in size. The amendment is being submitted under Policy 5 (Proper Land Use Planning) of the Sewage Plan. The following information is enclosed:

1. An area location map showing the proposed Sewer Service Area Amendment area.
2. A report, prepared by Robert E. Lee & Associates, Inc., detailing the criteria supporting this amendment.
3. A check for \$500 for the minor amendment fee.

The Sewer Service Area Amendment will provide for the expansion of the Sanitary District's residential development. The proposed uses for the properties in the amendment area are consistent with the Town of Wrightstown's zoning and comprehensive land use map.

Wrightstown Sanitary District No. 1 hereby supports this Sewer Service Area Amendment. Please review the information submitted at your earliest convenience. If you have any questions or need additional information, feel free to call me or our Engineer, Lee Novak, at Robert E. Lee & Associates, Inc., at (920) 544-4473.

Sincerely,

WRIGHTSTOWN SANITARY DISTRICT NO. 1



William Verbeten, President

WV/LAR

ENC.

CC/ENC: Lee Novak, Robert E. Lee & Associates, Inc.
Jim Kalney, Davis and Kuelthau, S.C.

MINOR SEWER SERVICE AREA AMENDMENT

WRIGHTSTOWN SANITARY DISTRICT NO. 1

JANUARY 12, 2021

Wrightstown Sanitary District No. 1 is requesting a minor Sewer Service Area Amendment (SSA) for a parcel on the east side of Deuster Street. This amendment is an after the fact request for a 16-unit apartment building that had been constructed and connected to the sanitary sewer system. The parcel number is W-302-1 and the size of the parcel is 4.74 acres.

This amendment is being submitted under Policy #5, "Proper Land Use Planning". Based on the 2040 Brown County Sewage Plan, Wrightstown Sanitary District No. 1 has 53 acres of available area to add to the Sewer Service Area.

Therefore, the Wrightstown Sanitary District No. 1 has sufficient acreage to add the property proposed with this amendment.

The proposed Sewer Service Area Amendment addresses the following criteria:

1. Letters of Support

The cover letter is the Letter of Support from William Verbeten, President for Wrightstown Sanitary District No. 1.

2. Letter of Intent and Explanation

The cover letter of this amendment is the Letter of Intent, and this report is the explanation of the proposed development.

3. Map of the Subject Area

A map showing the parcel to be added to the Sewer Service Area is enclosed.

4. Sewage Conveyance/Treatment and Analysis

The projected peak sewage flows from the Sewer Service Amendment (SSA) Area are as follows. The developed parcel consists of a 16-unit apartment building. Using an

average of two people per apartment unit, 100 gallons per person per day of wastewater generated, and a peaking factor of 4, the peak flow is 12,800 gallons per day or 0.02 cubic feet per second (cfs).

An 8-inch diameter sanitary sewer exists on Deuster Street to which the apartment building has already been connected and this sewer has a capacity of 0.9 cfs. The sanitary sewer on Deuster connects to the other sanitary sewers in the Wrightstown Sanitary District No. 1 sewer system and ultimately discharges to the District's wastewater treatment facility on STH 57/Day Street. All the downstream sewers and wastewater treatment plant have sufficient capacity to transport and treat the wastewater from the amendment area.

The projected BOD loadings are 6 pounds per day and 7 pounds per day of total suspended solids.

5. Cost-Effective Analysis

Public sanitary sewer and public water main currently exists on Deuster Street fronting the parcel. The apartment has been previously connected to sanitary sewer and water main. Therefore, there will be no extension of sanitary sewer or water main required and hence no additional cost to service the parcel.

The Sewer Service Amendment area is contiguous to the existing area. The downstream sewer and water mains have adequate capacity and were sized to ultimately service the amendment area.

6. Public Water Supply

An 8-inch diameter water main exists on Deuster Street and the parcel is currently connected to public water from the Wrightstown Sanitary District No. 1 water system. Wrightstown Sanitary District No. 1 obtains its water supply from wells and there is adequate capacity in the supply and distribution system to service the parcel.

7. Conformance with Local and County Comprehensive Plans

The proposed development is in conformance with the Wrightstown Sanitary District No. 1 long-range and comprehensive plans and in particular the Town of Wrightstown Comprehensive Plan, dated 2018. The Comprehensive Plan calls for additional residential development in the Greenleaf area, which is the area the amendment is located in. The Town Board approved the zoning for the apartment building, which has been constructed. This area is noted for residential development in the Brown County Comprehensive Land Use Plan 2020.

8. Population Projection

The development consists of one 16-unit apartment building. With an estimated two people per apartment unit, the projected population is 32 persons.

9. ESA Impact Analysis

There are no noted ESA's or wetlands indicated on current mapping for this parcel. The apartment building, sanitary sewer and water main have all been previously constructed so there will be no ESA impacts due to construction.

10. Erosion Control and Storm Water Management Analysis

Development on the parcel has already occurred and it is assumed these were in compliance with the Town of Wrightstown's and Brown County's ordinances, and the Wisconsin Department of Natural Resources' requirements. No further land disturbance is planned but if any occurs in the future, Storm Water Management Plans will need to be reviewed and approved by these entities prior to any construction.

11. Intergovernmental Cooperation and Coordination

The Sewer Service Amendment area will be supplied with sanitary sewer and water through the Wrightstown Sanitary District No. 1. There has been coordination with the Town of Wrightstown for the proper zoning and permitting for the construction of the apartment building.

AMENDMENT AREA
PARCEL W-302-1
(4.74 ACRES)

DEUSTER ST

TAN TOP 31

CRIPPEN ST

WV-1063

3-20-74

072

#101-43

1701-M4

NY-1248

W-1247

1005-M

~~922-33~~

DN-837

~~SECRET~~

1-865-414

65-5111

Resolution 2021-02
Sanitary District #1, Town of Wrightstown, Brown County, Wisconsin
Petition to Amend Sanitary District Boundaries and Authorization of Application to Amend
Sewer Service Area

RECITALS

When the apartment building was built on 6723 Deuster Street (Subject Property)), the Town of Wrightstown Sanitary District #1 (the District), gave notice to the owner and at a public meeting, authorized the providing sewer and water service and c to the Subject Property without first formally amending the boundaries of the District or amending the Brown County Sewer Service Area allocation to include the Subject Property;

To address the oversight, the District hereby petitions the Town Board pursuant to § 60.71 of the Wisconsin Statutes to amend the boundaries of the District to include the Subject Parcel, specifically finding the amendment will provide for the public health, safety, convenience and welfare as well as the expansion of the Sanitary District's residential development and is necessary to correct the district boundary to include all areas served;

The area to be included in the District #1, the Subject Property is more particularly described as, Greenleaf; 4.738 AC M/L S 466.7 ft of W 466.7 ft of NW1/4 SW1/4 Sec 4 T21N R20E EX RD, Parcel W-302-1;

An aerial view of the Subject Property showing is appended to this Resolution/Petition.

The Subject Property is contiguous with the District and the service to be provided is the continuance of sanitary sewer and water serve.

Consistent with the foregoing, the District, also wishes to apply for a minor Sewer Service Area Amendment to the "2040 Brown County Sewage Plan" to include the Subject Parcel.

NOW THEREFORE, BE IT RESOLVED, that the Commissioners for Sanitary District No. 1 in the Town of Wrightstown, petitions the Town Board of the Town of Wrightstown to amend the District boundaries to include the Subject Parcel, as specifically described above and to take all actions required by law to effectuate such amendment including notice and public hearing as required by § 60.70 Wis Stats. to effectuate the amendment.

BE IT FURTHER RESOLVED, the Commissioners for Sanitary District No. 1 in the Town of Wrightstown, authorize and direct Robert E. Lee and Associates, on its behalf, to apply for a minor Sewer Service Area Amendment to the "2040 Brown County Sewage Plan" to include the Subject Parcel.

Dated this 25 day of January 2021.

William Verbeten
William Verbeten, President

Commissioners:

Jesse Juedes ☒ Aye ☐ Nay

Ronald Diny ☒ Aye ☐ Nay

Attest to:

Stephannie Owen

TOWN OF WRIGHTSTOWN

PUBLIC HEARING

NOTICE IS HEARBY GIVEN that the Town Board of the Town of Wrightstown will hold a Public Hearing at the Wrightstown Town Hall, 1527 Day Street, Greenleaf, on **Friday, February 12, 2021, at 7:30 a.m.** to receive public input, concern and comment regarding the following:

1) Review Resolution 2021-02 from Sanitary District #1, therein petitioning the Town Board pursuant to Wis. Stat 60.71 to amend Sanitary District #1 to include Parcel W-302-1, described as 4.738ac. M/L S 466.7 ft. of W 466.7 ft. of NW1/4 SW1/4 Sec4 T21N R29E Ex Rd.

Any person may file written comments on the amendment of the district with the Town Clerk, P O Box 175, Greenleaf, WI 54126. Any owner of property within the boundary of the proposed amendment may appear at the hearing and offer objections, criticisms or suggestions as to the necessity of the proposed amendment and the question of whether his or her property will be benefited by the amendment to the district.

Agendas will be posted at the Town Hall, Dick's Family Foods in Wrightstown and also at www.townofwrightstown.org. Any person wishing to attend whom, because of disability, requires special accommodations, contact the town clerk, at P O Box 175, Greenleaf, (920)864-7927, by 2 P.M. the business day prior to the meeting so that arrangements can be made.

Submitted this 26th day of January, 2021

Donna Martzahl
Town Clerk

